

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
ETTERIDGE PROPERTY OWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Etteridge Property Owners Association, Inc. ("**Association**"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivisions under the jurisdiction of the Association are Balmoral Park Lakes East, Sections One (1), Two (2), and Seven (7).
2. Name of Association: The name of the Association is Etteridge Property Owners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Balmoral Park Lakes East, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 679291 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Balmoral Park Lakes East, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 678918 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Balmoral Park Lakes East, Section Seven (7), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 687680 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Balmoral Park Lakes East, Section Eight (8), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 702212 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Etteridge.
- (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Etteridge.
- (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Etteridge.
- (4) Third Amendment to Declaration of Covenants, Conditions and Restrictions for Etteridge.
- (5) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Etteridge.
- (6) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral Park Lakes East, Section Seven (7), a Subdivision in Harris County, Texas.
- (7) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral Park Lakes East, Section Eight (8), a Subdivision in Harris County, Texas.

b. Recording Information:

- (1) Harris County Clerk's File No. RP-2016-513216.
- (2) Harris County Clerk's File No. RP-2017-322513.
- (3) Harris County Clerk's File No. RP-2018-41337.
- (4) Harris County Clerk's File No. RP-2019-178868.
- (5) Harris County Clerk's File No. RP-2020-494554.
- (6) Harris County Clerk's File No. RP-2019-131493.
- (7) Harris County Clerk's File No. RP-2023-76895 and re-filed under Clerk's File No. RP-2023-136376.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Etteridge Property Owners Association, Inc. c/o Principal Management Group of Houston, 4700 West Sam Houston Parkway North, Suite 100, Houston, Texas 77041.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: PMG Conveyance Department, Principal Management Group of Houston. Address: 4700 West Sam Houston Parkway North, Suite 100, Houston, Texas 77041. Phone No.: 713.329.7100. Email Address: webmaster@pmghouston.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.townsq.io.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
New Account Set Up Fee	\$ 65.00
Resale Certificate Fee	\$ 340.00
Resale Certificate Update Fee	\$ 75.00
Legacy Account Closure Fee	\$ 220.00
Refinance Statement of Account	\$ 75.00
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation	\$175.00 1 day expedite; \$125.00 3 day expedite
PMG Transfer Fee	\$ 220.00
Operating Fund Capitalization Fee [Declaration Article V, Section 5.6]	Each owner, (other than the Developer, Declarant or a builder), upon acquiring title to a lot, shall pay an Operating Fund Capitalization Fee in an amount equal to 50% of the then-current Annual Assessment. The current Operating Fund Capitalization Fee is \$387.50. For future years, the Operating Fund Capitalization Fee amount must be confirmed with the Association.
Reserve Fund Capitalization Fee [Declaration Article V, Section 5.7]	Upon transfer of ownership of a lot by a builder, the lot is subject to a Reserve Fund Capitalization Fee in an amount equal to 1/4 th of the then-current Annual Assessment. The current Reserve Fund Capitalization Fee is \$193.75. For future years, the Reserve Fund Capitalization Fee amount must be confirmed with the Association.
Administrative Fee [Declaration Article V, Section 5.8]	An Administrative Fee will be charged in connection with the sale of a lot in the amount not to exceed 1/3 rd of the Annual Assessment. The current Administrative Fee is \$258.33. For future years, the Administrative Fee amount must be confirmed with the Association.
Adopt A School Assessment [Declaration Article V, Section 5.9]	The Adopt A School Assessment is as follows: (a) upon first transfer of a lot from a builder to a purchaser, \$100.00

	to be paid by the builder/seller and \$100.00 to be paid by the purchaser; and (b) upon each subsequent transfer, the purchaser is required to pay a sum equal to 1/4 th of the then-current Annual Assessment. The current Adopt a School Assessment is (a) \$200.00 or (b) \$193.75. For future years, the Adopt a School Assessment must be confirmed with the Association.
Community Enhancement Fee [Declaration Article V, Section 5.20]	Any purchaser of a lot other than the Developer, the Declarant, or a Builder (as those terms are defined in the Declaration) must pay a Community Enhancement Fee in the amount \$950.00.

Executed on this 23 day of February, 2024.

**ETTERIDGE PROPERTY OWNERS
ASSOCIATION, INC.**

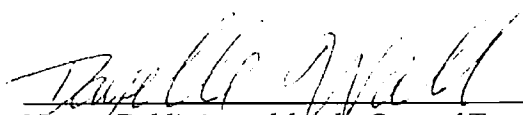
By: Principal Management Group of Houston,
Managing Agent


Rachel Richmond, Community Director

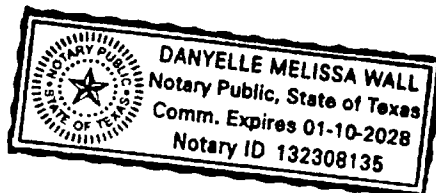
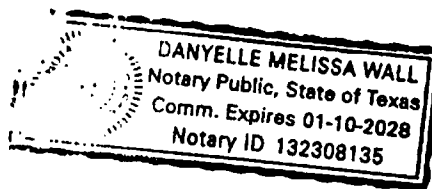
*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
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BEFORE ME, the undersigned notary public, on this 23 day of February, 2024 personally appeared Rachel Richmond, Community Director for Principal Management Group of Houston, Managing Agent for Etteridge Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas



RP-2024-65946
Pages 6
02/27/2024 08:44 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$41.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2024-65946